145.0	0004	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	858,600 / 858,600
					USE VALUE:	858,600 / 858,600
					ASSESSED:	858,600 / 858,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
287		HIGHLAND AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CAMPBELL JOHN M--ETAL
Owner 2:	CONWAY KATHLEEN P
Owner 3:	
Street 1:	287 HIGHLAND AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .152 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1941, having primarily Wood Shingle Exterior and 1911 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6600.000	364,200		494,400	858,600
Total Card	0.152	364,200		494,400	858,600
Total Parcel	0.152	364,200		494,400	858,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 449.29 | /Parcel: 449.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 95079

GIS Ref

GIS Ref

Insp Date 12/01/17

!11336!

PREVIOUS ASSESSMENT

Parcel ID: 145.0-0004-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	364,200	0	6,600.	494,400	858,600		Year end	12/23/2021
2021	101	FV	353,200	0	6,600.	494,400	847,600		Year End Roll	12/10/2020
2020	101	FV	353,000	0	6,600.	494,400	847,400	847,400	Year End Roll	12/18/2019
2019	101	FV	267,700	0	6,600.	463,500	731,200	731,200	Year End Roll	1/3/2019
2018	101	FV	267,600	0	6,600.	383,200	650,800	650,800	Year End Roll	12/20/2017
2017	101	FV	267,600	0	6,600.	352,300	619,900	619,900	Year End Roll	1/3/2017
2016	101	FV	267,600	0	6,600.	321,400	589,000	589,000	Year End	1/4/2016
2015	101	FV	261,100	0	6,600.	315,200	576,300	576,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:20:39

LAST REV

Date	Time
03/07/18	09:38:51
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 11336

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	15829-325		10/1/1984		100,000	No	No		Y

USER DEFINED

Prior Id # 1:	95079
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/29/2009	529	Manual	2,670					
1/27/1998	47	Addition	50,000					2.5 ST ADDITION

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2017	Meas/Inspect	HS	Hanne S
1/26/2009	Measured	372	PATRIOT
12/29/1999	Inspected	276	PATRIOT
12/1/1999	Mailer Sent		
11/15/1999	Measured	263	PATRIOT
6/28/1999		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6600		Sq. Ft.	Site		0	80.	0.94	9									494,398						494,400	

Total AC/HA:	0.15152	Total SF/SM:	6600	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	494,398	Spl Credit		Total:	494,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	LT GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.19945049
Const Adj.:	1.01989794
Adj $ / SQ:	159.031
Other Features:	84671
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	447440
Depreciation:	83224
Depreciated Total:	364216

COMMENTS

SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	M
Totals			
1	6	2	

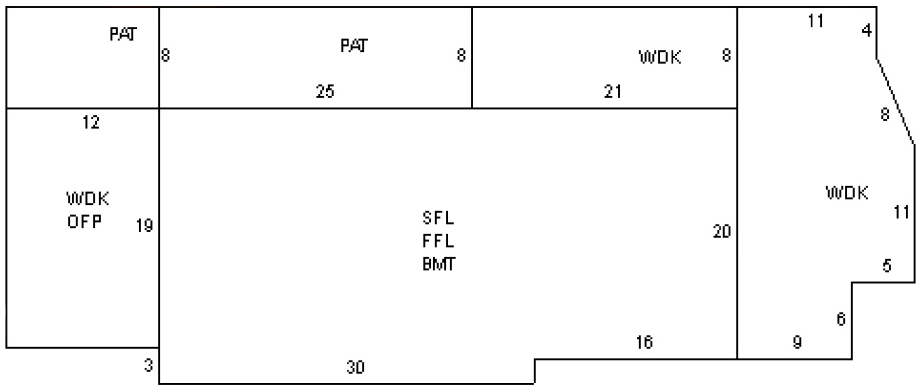
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	159.03
Special Features:	0	Val/Su Net:	87.74
Final Total:	364200	Val/Su SzAd	190.58

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	980	47.710	46,755
FFL	First Floor	980	159.030	155,851
SFL	Second Floor	931	159.030	148,058
WDK	Deck	736	7.510	5,524
PAT	Patio	296	3.590	1,062
OFP	Open Porch	228	24.210	5,520

Net Sketched Area:	4,151	Total:	362,770
Size Ad	1911	Gross Area	4200	FinArea	1911
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

145.0-0004-0010.0

IMAGE

AssessPro Patriot Properties, Inc